

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, October 21, 2014

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

The October 21, 2014 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman L.West.

#### **ROLL CALL**

Members present: T.Flack, D.Fliger, D.Godwin, G.Hunter, P.Mollenhauer, S.Odson, T.Ripper, L.West.

Absent: L.Voigt. Staff present: E.Jensen, J.Gould, E.Bodeker, T.Kuhn.

#### **AMENDMENTS TO THE AGENDA**

Motion by G.Hunter to accept the agenda with the removal of Item #3 from the Consent Agenda.

Second by P.Mollenhauer. All voted aye. Motion carried 8 – 0.

#### **COMMUNICATIONS**

There were no communications.

#### **CITIZEN'S REQUEST**

There were no requests.

#### **CONSENT AGENDA ITEMS**

##### **Item #1. Minutes**

Motion to approve and accept the October 7, 2014 minutes of the Plan & Zoning Commission meeting.

##### **Item #2. Centennial Pointe West Plat 4 - Final Plat**

Motion to recommend City Council approval of Centennial Pointe West Plat 4 Final Plat and recommend City Council authorization of cost participation for sidewalk oversizing and truncated domes along NW Reinhart Drive in an amount not to exceed \$11,324.89.

Referencing Centennial Pointe, S.Odson asked why there is no pedestrian access from the Centennial Pointe subdivision to the school site. E.Jensen said that the question was asked during Tech Review and the response was that the school did not want a connection.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #2. Second by T.Ripper. All voted aye. Motion carried 8 – 0.

#### **REMOVED CONSENT AGENDA ITEMS**

##### **Item #3. Wangsness Plat 1 – Preliminary Plat (County)**

S.Odson asked why this subdivision would not be required to hook up to the trunk sewer along Four Mile Creek. E.Jensen responded that staff's position when discussions began with the applicant was to require the connection; however, the property is about 330 feet west of existing trunk sewer and Polk County's requirement is that if sewer is not within 300 feet, a connection is not required; Ankeny's requirement is 200 feet. Additionally, city engineers felt that running a single lateral sewer from the east to serve just this property was inefficient; it makes more sense to bring sewer from the south along the SE Four Mile Drive r-o-w to serve properties on the east side of SE Four Mile Drive as well as this property in the future.

S.Odson said that he doesn't disagree, but he would like something on the plat indicating that Ankeny citizens will not pay for the hookup in the future. He said it just doesn't make sense not to hook the subdivision to sewer when it's available and that close. He does not want a result like the development on the west side of Ankeny, where trunk sewer was installed and the community paid the cost for the homes to hookup. T.Flack asked if this could happen with the project and if there is a way to deal with it now. E.Jensen responded that extending sewer and how to pay for it is a future Council decision. S.Odson asked why the City would ever run sewer up SE Four Mile Drive. E.Jensen said it would be to serve the existing properties on the east side of SE Four Mile Drive as well as the Wangsness subdivision. D.Fliger asked if there is any way to require county resident to hook up to sewer. E.Jensen responded that if their septic system fails and they are within 200 feet and sign an annexation agreement, County residents can connect to city sewer.

P.Mollenhauer said she noticed that there is an existing well on Lot 1, they intend to keep, which is fairly close to the septic field test area. E.Jensen responded that they will be required to comply with county regulations.

P.Mollenhauer asked what the likelihood is that this entire area will be annexed into the city in the next 10 years. E.Jensen said it's difficult to predict, it's an area that is landlocked by Four Mile Creek and the airport. It is all identified as low density residential in the Comprehensive Plan's future land use map. He does not believe there will be significant development. S.Odson said that it's only a matter of time before it's developed and in the City of Ankeny, the trunk line was placed and sized for the area to develop. T.Flack asked if the hookup fees could be placed on future homeowners once the area is developed and annexed. E.Jensen responded that Iowa Code is fairly restrictive in regard to impact fees; that would need to be researched.

Terry Coady, Snyder & Associates, 2727 SW Snyder Blvd. stated that the developer for the Wangsness subdivision would like to keep the well for irrigation purposes. The septic field will shift to meet separation requirements.

Motion by D.Fliger to recommend City Council approval of Wangsness Plat 1 Preliminary Plat subject to applicable Polk County subdivision regulations in lieu of City of Ankeny subdivision regulations. Second by T.Flack. Motion carried 5 – 3 (Nay: S.Odson, G.Hunter, P.Mollenhauer)

## **REPORTS**

### **City Council Meeting**

D.Godwin reported on his attendance at the October 6, City Council meeting.

S.Odson reported on his attendance at the October 20, City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the November 4, 2014 meeting.

### **Commissioner's Reports – no reports**

## **MISCELLANEOUS ITEM**

G.Hunter will attend the November 3, 2014 City Council meeting.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:55 pm.

Submitted by Trish Kuhn, Secretary, Plan & Zoning Commission

**WORKSESSION  
MEETING MINUTES  
October 21, 2014**

**CALL TO ORDER**

Members present: T.Flack, D.Fliger, D.Godwin, G.Hunter, P.Mollenhauer, S.Odson, T.Ripper, L.West.  
Absent: L.Voigt. Staff present: E.Jensen, J.Gould, E.Bodeker, T.Kuhn.

**DAVID JONES, CITY MANAGER**

David Jones provided the Commission with information on the Community Development Block Grant Entitlement Program (CDBG) and the State's Competitive Program and the Council decision to defer acceptance of the programs; and, he responded to questions regarding the Special Census.

**ADJOURNMENT**

The meeting adjourned at 7:35 pm.

Submitted by Trish Kuhn, Secretary, Plan & Zoning Commission